INDEX

Name of work: Construction of Additional Infrastructure at IISc Campus, Bengaluru .

SH: Providing watch and ward arrangements to site office at B-9 IISc campus , Bangalore during 2026-27

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Certified that this Tender contains Page No. 01 to 23 (including this index page) and Schedule of Quantity from Page No. 23.

This NIT is approved for Rs 5,75,069 /-(Rupees Five Lakhs Seventy Five Thousand And Sixty Nine only)

Assistant Engineer,
Bangalore Project Subdivision 2/I
Bangalore Project Circle CPWD, Bangalore

Office of the Assistant Engineer
Bangalore Project Subdivision – 2/I, CPWD, Bangalore
4th Floor, E Wing, Kendriya Sadan
Koramangala, Bangalore 560 034
Email ID: gokum.23111991@gov.in

INFORMATION AND INSTRUCTIONS FOR TENDERES FOR e- TENDERING FORMING PART OF TENDER DOCUMENT AND TO BE POSTED ON WEB SITE

(Applicable for inviting open tenders)

Assistant Engineer, BPSD - 2/I, CPWD, Bangalore 560034 invites on behalf of President of India, *Online Percentage rate* tenders from approved and eligible contractors of CPWD / Specialized Agencies for the following work: -

Sl. No	NIT No.	Name of work & Location	Estimated cost put to bid	Earnest money	Period of completion	Last date & time of submission of bid	Time & date of opening of bid
1	2	3	4	5	6	7	8
1	07/AE-2/EE&SM (C)(Bangalore)-1/CPWD/2026-27	**C/O Additional Infrastructure at IISc Campus, Bengaluru.** **SH: Providing watch and ward arrangements to site office at B-9 IISc campus , Bangalore during 2026-27**	Rs 5,75,069 /-	Rs.11,500/-	07 (Seven) months	Upto 16.00 Hrs on 26.11.2026	Upto 16.15 Hrs on 26.11.2026

1. The intending bidder must read the terms and conditions of CPWD-6 carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.

2. Information and instructions for bidders posted on website shall form part of bid document.

3. The bid document the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website https://etender.cpwd.gov.in free of cost. The tenderer should also read the General Conditions Of Contract for CPWD Construction Works 2023 amended up to last date of submission of bid, which is available as Govt. of India Publications; however provisions included in the tender document shall prevail over the provisions contained in this standard form.

4. But the bid can only be submitted after deposition of original EMD either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission and uploading the mandatory scanned documents such as Insurance Surety Bonds, Account Payee Demand draft or Bankers Cheque or Fixed Deposit Receipts or/and Bank Guarantee (for balance amount as prescribed) from any of the Commercial Bank towards EMD in favour of Executive Engineer as mentioned in NIT, receipt for deposition of original EMD to division office of any Executive Engineer (including NIT issuing EE), CPWD and other documents as specified.

5. Those contractors who are not registered on the website mentioned above, are required to get registered beforehand. If needed they can be imparted training on online bidding process as per details available on the website.

6. The intending bidder must have valid Class-III digital signature certificate with encryption key (combo type) to perform any operations / transactions on the etendering portal / website and the bidder should download and install the eMsigner on their system as per instructions available on download section of https://etender.cpwd.gov.in.

7. On opening date, the contractor/ bidder can login and see the bid opening process. After opening of bids he will receive the competitor bid sheets.

8. Contractor can upload documents in the form of JPG format and PDF format.

9. Contractor must ensure to quote percentage in the schedule of quantity. The column meant for quoting percentage in figures appears in pink colour and the moment percentage is entered, it turns sky blue.

In addition to this, while selecting any of the cells a warning appears that if any cell is left blank the same shall be treated as "0". Therefore, if any cell is left blank and no rate is quoted by the bidder, rate of such item shall be treated as "0" (Zero).

However, If a tenderer does not quote any percentage above/below on the total amount of the tender or any section / sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.

Contractor should quote the percentage above or below to two places of decimal only.

10. List of Documents to be scanned and uploaded within the period of bid submission:

i) Copy of Receipt of EMD submission

ii) Copy of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee (as prescribed) issued by a Commercial Bank against EMD.

iii) Enlistment Order of the CPWD Contractor or Registration certificate of Establishment.

iv) GST registration certificate, if already obtained by the bidder.
If the bidder has not obtained GST registration as applicable, then he shall scan and upload following undertaking along with bid documents:
"If work is awarded to me, I/we shall obtain GST registration certificate, as applicable, within one month from the date of receipt of award letter or before release of any Payment by CPWD, whichever is earlier, failing which I/we shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard".

v) Copy of Work Experience Certificate of:
Three similar works each of value not less than Rs. 2.30 Lakh (or)
Two similar works each costing not less than Rs. 3.45 Lakh (or)
One similar work costing not less than Rs. 4.60 Lakh in last seven years ending last day of October 2026 issued by an officer not below the rank of Executive Engineer or equivalent. Similar work means "Providing watch and ward services for any Government Department".

Assistant Engineer,
Bangalore Project Subdivision 2/I
Bangalore Project Circle CPWD, Bangalore

भारत-सरकार Government Of India
केंद्रीय लोक निर्माण विभाग CENTRAL PUBLIC WORKS DEPARTMENT
Office of the Assistant Engineer,
Bangalore Project Subdivision 2/I
बैंगलोर/ Bangalore,
IV मंज़िल, केंद्रीय सदन, 4th Floor, E Wing, Kendriya sadan,
कोरमंगला, बेंगलुरू – 560034. Koramangala, Bangalore-560034.
E -mail: gokum.23111991@gov.in :: https://cpwd.gov.in

No. 69(1)/BPSD-2/I/2026-27/47 Date : 18.11.2026

COPY TO:-

1. The Executive Engineer & SM(C) (Bangalore)–I, CPWD, Bangalore.
2. AAO/Cashier/Auditor of EE&SM(C) -1, CPWD, Bangalore
3. www.etender.cpwd.gov.in, www.cpwd.gov.in,

Assistant Engineer,
Bangalore Project Subdivision 2/I
Bangalore Project Circle CPWD, Bangalore

CPWD- 6 FOR e-TENDERING

सत्यमेव जयते	**GOVERNMENT OF INDIA** **CENTRAL PUBLIC WORKS DEPARTMENT**	CPWD

Online Percentage rate tenders are invited on behalf of President of India from approved and eligible contractors of Specialized Agencies for the work

Name of Work: C/O Additional Infrastructure at IISc Campus, Bengaluru . SH: Providing watch and ward arrangements to site office at B-9 IISc campus , Bangalore during 2026-27.

The enlistment to the contractors should be valid on the last date of submission of bids. In case only the last date of sale of tender is extended, the enlistment of contractor should be valid on the original date of submission of bids.

1.1 The work is estimated to cost **Rs 5,75,069 /-.** This estimate, however, is given merely as a rough guide.

1.2 Intending bidders is eligible to submit the bid provided he has definite proof from the appropriate authority, which shall be to the satisfaction of the competent authority, of having satisfactorily completed similar works of magnitude specified below:

Criteria of eligibility for submission of bid documents

1.2.1 Conditions for Non–CPWD contractors only

i) Non-CPWD registered contractors should have to fulfill the criteria of satisfactory execution of works of having satisfactorily completed at least three similar works each of value not less than **Rs 2.30** lakhs or two similar works each of value not less than **Rs 3.45** lakhs or one similar work of value not less than **Rs 4.60** lakhs during last 7 years ending last date of the month previous to the one in which tenders are invited. Similar work means "**Providing watch and ward services for any Government Department.**

The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to the last date of submission of bid

ii) To become eligible for submission of bid, the bidder shall have to furnish an affidavit as under:- I/We undertake and confirm that eligible similar works(s) has/have not been got executed through another contractor on back to back basis. Further that ,if such a violation comes to the notice of Department, then I/we shall be debarred for tendering in CPWD in future for ever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer- in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee.(Scanned copy to be uploaded at the time of submission of bid)

2. Agreement shall be drawn with the successful bidders on prescribed Form No.

CPWD 7 which is available as a Govt. of India Publication and also available on website www.cpwd.gov.in. Bidder's shall quote his rates as per various terms and conditions of the said form which will form part of the agreement.

3. The time allowed for carrying out the work will be **07 months** from the date of start as defined in schedule „F"

4. The site for the work is available.

5. The bid document consisting of specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents except Standard General Conditions of Contract Form can be seen on website **www.cpwd.gov.in or www.etender.cpwd.gov.in or eprocure.gov.in** free of cost.

6. After submission of the bid the contractor can re-submit revised bid any number of times but before last time and date of submission of bid as notified.

7. While submitting the revised bid, contractor can revise the **percentage** rate of one or more schedules any number of times but before last time and date of submission of bid as notified.

8. Earnest Money in the form of Treasury Challan or Demand Draft or Pay Order or Banker's Cheque or Deposit at Call Receipt or Fixed Deposit Receipt drawn in favour of **Executive Engineer & Senior Manager (C) (Bangalore)-I, CPWD, Bangalore** shall be scanned and uploaded to the e-tendering website within the period of bid submission.

   The original EMD should be deposited either in the office of Assistant Engineer inviting bids or Division office of any Executive Engineer, CPWD within the period of bid submission. The EMD receiving Executive Engineer (including NIT issuing EE / AEE) shall issue a receipt of deposition of Earnest Money deposit to the bidder in a prescribed format (enclosed Annexure 'A') uploaded by tender inviting AEE in the NIT. The receipt shall also be uploaded to the e-tendering web site by the intending bidder up to the specific bid submission date and time. A part of earnest money is acceptable in the form of bank guarantee also. In such case, minimum 50% of earnest money or Rs. 20 lac, whichever is less, shall have to be deposited in shape prescribed above, and balance may be deposited in shape of Bank Guarantee of any Scheduled Bank having validity for six months or more from the last date of receipt of bids which is to be scanned and uploaded by the intending bidders

9. Documents as specified in the "Information and instructions for contractors for e-tendering" shall be scanned and uploaded to the e-tendering website within the period of bid submission. However, certified copy of all the scanned and uploaded documents as specified in Information and instructions for contractors for e-tendering shall have to be submitted by the lowest bidder within a week, physically in the office of tender opening authority.

10. Copy of Enlistment Order and **Certificate of work experience** and other documents as specified in the e-tender shall be scanned and uploaded to the e-tendering website within the period of bid submission. **However, certified copy of all the scanned and uploaded documents as specified in press notice shall have to be**

submitted by the lowest bidder only within a week physically in the office of tender opening authority.
Online bid documents submitted by intending bidders shall be opened only of those bidders whose "Receipt of deposition of EMD" is found in order.

The Online bid submitted shall be opened at 16.15hrs on 26.11.2026.

11. The Bid submitted shall become invalid if:

(i) The Bidder is found ineligible.

(ii) The bidder does not deposit original EMD with division office of any Executive Engineer, CPWD.

(iii) The bidder does not upload all the documents as stipulated in the bid documents (Inclusive of GST Registration. If the bidder has not obtained GST registration as applicable, then he shall scan and upload following undertaking along with bid documents:
"If work is awarded to me, I/we shall obtain GST registration certificate, as applicable, within one month from the date of receipt of award letter or before release of any Payment by CPWD, whichever is earlier, failing which I/we shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard").

(iv) If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest tender in the office of tender opening authority.

(v) If a tenderer quotes nil rates against each item in Percentage Rate tender or does not quote any percentage Above or Below or At par on the total amount of the tender or any section/sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.

12. The contractor whose bid is accepted will be required to furnish performance guarantee of 3% (Three Percent) of the bid amount within the period specified in Schedule F. This guarantee shall be in the form of cash (in case guarantee amount is less than Rs. 10000/-) or Deposit at Call receipt of any scheduled bank/Banker's cheque of any scheduled bank/Demand Draft of any scheduled bank/Pay order of any Scheduled Bank (in case guarantee amount is less than Rs.1,00,000/-) or Government Securities or Fixed Deposit Receipts or Guarantee Bonds of any Scheduled Bank or the State Bank of India in accordance with the prescribed form. In case the contractor fails to deposit the said performance guarantee within the period as indicated in Schedule 'F'. Including the extended period if any, the Earnest Money deposited by the contractor shall be forfeited automatically without any notice to the contractor. The earnest money deposited along with bid shall be returned after receiving the aforesaid Performance Guarantee.

The contractor whose bid is accepted will also be required to furnish either copy of applicable licenses / registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC including Provident Fund Code No. if applicable and also ensure the compliance of aforesaid provisions by the sub contractors, if any engaged by the contractor for the said work .

13. The description of the work is as follows: **Name of Work: C/O Additional Infrastructure at IISc Campus, Bengaluru.SH: Providing watch and ward arrangements to site office at B-9 IISc campus , Bangalore during 2026-27.**

14. Intending bidders are advised to inspect and examine the offices and its surroundings and satisfy themselves about the location of office, timings and working conditions etc., before submitting their bids

15. The competent authority on behalf of the President of India does not bind itself to accept the lowest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidders shall be summarily rejected.

16. Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the contractors who resort to canvassing will be liable for rejection.

17. The competent authority on behalf of President of India reserves to himself the right of accepting the whole or any part of the bid and the bidders shall be bound to perform the same at the percentage rate quoted.

18. The contractor shall not be permitted to bid for works in the CPWD Circle (Division in case of contractors of Horticulture/Nursery category) responsible for award and execution of contracts, in which his near relative is posted a Divisional Accountant or as an officer in any capacity between the grades of Superintending Engineer and Junior Engineer (both inclusive). He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any gazetted officer in the Central Public Works Department or in the Ministry of Urban Development. Any breach of this condition by the contractor would render him liable to be removed from the approved list of contractors of this Department.

19. No Engineer of gazetted rank or other Gazetted Officer employed in Engineering or Administrative duties in an Engineering Department of the Government of India is allowed to work as a contractor for a period of one year after his retirement from Government service, without the previous permission of the Government of India in writing. This contract is liable to be cancelled if either the contractor or any of his employees is found any time to be such a person who had not obtained the permission of the Government of India as aforesaid before submission of the bid or engagement in the contractor"s service.

20. The bid for the works shall remain open for acceptance for a period of THIRTY (30) days from the date of opening of bids. If any bidders withdraws his bid before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the bid which are not acceptable to the department, then the Government shall, without prejudice to any other right or remedy, be at liberty to forfeit 50% of the said earnest money as aforesaid. Further the bidders shall not be allowed to participate in the rebidding process of the work.)

21. This notice inviting bid shall form a part of the contract document. The successful bidder /contractor, on acceptance of his bid by the Accepting Authority shall within 15 days from the stipulated date of start of the work, sign the contract consisting of:-

a) The Notice Inviting bid, all the documents including additional conditions, specifications and drawings, if any, forming the part of the bid as uploaded at the time of invitation of bid and the rates quoted online at the time of submission of bid and acceptance thereof together with any correspondence leading there to.

b) Standard C.P.W.D. Form 7 or other standard CPWD Form as applicable.

22. The eligible bidder shall quote ***percentage rate*** for schedule, above or below to two places of decimal only.

23. In case any discrepancy is noticed between the documents as uploaded at the time of submission of the bid online and hard copies as submitted physically in the office of Assistant Engineer, then the bid submitted shall become invalid . Further the bidders shall not be allowed to participate in the re-tendering process of the work.

List of Documents to be scanned and uploaded within the period of bid submission:

i) Scanned copy of Receipt of EMD submission.

ii) Scanned copy of Treasury Challan / Demand Draft / Pay Order or Banker's Cheque / Deposit at Call Receipt / Fixed Deposit Receipt /Bank Guarantee of any scheduled Bank against EMD.

iii) Enlistment order of the Contractor or Registration certificate of Establishment

iv) Certificate of work experience

v) Affidavit stating that similar works have not been got executed through another contractor on Back to back basis(Refer 1.2.1 (ii)) Integrity Pact signed by the bidder in the presence of a witness. (Page No.23-28)

vi) GST registration certificate, if already obtained by the bidder.

If the bidder has not obtained GST registration as applicable, then he shall scan and upload following undertaking along with bid documents:
"If work is awarded to me, I/we shall obtain GST registration certificate, as applicable, within one month from the date of receipt of award letter or before release of any Payment by CPWD, whichever is earlier, failing which I/we shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard".

24. GST on all materials as well as GST on Work Contract and Labour Welfare Cess etc., or any other tax applicable in respect of this contract shall be payable by the Contractor. Percentage rate quoted by him shall be inclusive of such taxes, levies etc and Government will not entertain any claim for reimbursement whatsoever in respect of the same. The percentage rates of the contract shall be inclusive of all taxes and levies and nothing extra shall be paid.

25. Integrity Pact: The contractor shall download the Integrity Pact, which is a part of tender documents, affix his signature in the presence of a witness, and upload the same while submitting online bids for all works of estimated cost put to tender equal or more than the threshold value given in Schedule 'F'. In the event of his failure to sign and upload the Integrity Pact along with other bid documents, his bid shall be rejected.

Assistant Engineer
Bangalore Project Subdivision 2/I

CPWD 7
GOVERNMENT OF INDIA
12
CENTRAL PUBLICWORKS DEPARTMENT
Percentage Rate Tender & Contract for Works

Tender for the work of:- C/O Additional Infrastructure at IISc Campus, Bengaluru. SH: Providing watch and ward arrangements to site office at B-9 IISc campus , Bangalore during 2026-27.

(i) To be submitted / Uploaded upto 16.00Hrs on 26.11.2026/ uploaded at www.etender.cpwd.gov.in

(ii) To be opened in the presence of tenderers who may be present at 16.15Hrs on 26.11.2026, in the office of the Assistant Engineer, Bangalore Project SubDivision-2/I, CPWD, Bangalore- 560 034.

e-TENDER

I/We have read and examined the notice inviting tender, schedule, A, B, C, D, E & F Specifications applicable, Drawings & Designs, General Rules and Directions, Conditions of Contract, clauses of contract, Special conditions, Schedule of Rate & other documents and Rules referred to in the conditions of contract and all other contents in the tender document for the work.

I/We hereby tender for the execution of the work specified for the President of India within the time specified in Schedule 'F' viz., schedule of quantities and in accordance in all respect with the specifications, designs, drawing and instructions in writing referred to in Rule-1 of General Rules and Directions and in Clause 11 of the Conditions of contract and with such materials as are provided for, by, and in respect of accordance with, such conditions so far as applicable.

I/We agree to keep the tender open for **Thirty (30) days** from the due date of its opening and not to make any modification in its terms and conditions.

A sum of **Rs. 11,500/-** is hereby forwarded in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee (as prescribed) issued by a Commercial Bank is scanned as earnest money.

A copy of earnest money deposit receipt of prescribed amount deposited in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's Cheque or Bank Guarantee (as prescribed) issued by a Commercial Bank is scanned and uploaded (strike out as the case may be). If I/We, fail to furnish the prescribed performance guarantee within prescribed period, I/We agree that the said President of India or his successors, in office shall without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money absolutely. Further, if I/We fail to commence work as specified, I/ We agree that President of India or the successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said performance guarantee absolutely. The said Performance Guarantee shall be a guarantee to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to those in excess of that limit at the rates to be determined in accordance with the provision contained in Clause 12.2 and 12.3 of the tender form..

Further, I/We agree that in case of forfeiture of Earnest Money or Performance Guarantee as aforesaid, I/We shall be debarred for participation in the re-tendering process of the work

I/We undertake and confirm that eligible similar work(s) has/have not been got executed through another contractor on back to back basis. Further that, if such a violation comes to the notice of Department, then I/We shall be debarred for tendering in CPWD in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer-in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/ Performance Guarantee.

I/We hereby declare that I/We shall treat the tender documents drawings and other records connected with the work as secret/confidential documents and shall not communicate information/derived there from to any person other than a person to whom I/We am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

Dated: Signature of Contractor
Witness: Postal Address
Address :
Occupation :

ACCEPTANCE

The above tender (as modified by you as provided in the letters mentioned hereunder) is accepted by me for and on behalf of the President of India for a sum of Rs……..……(Rupees…….……).

The letters referred to below shall form part of this contract agreement:

(a)

(b)

(c)

For & on behalf of President of India

Dated: Signature ……..…

Designation …….

PROFORMA OF SCHEDULES

SCHEDULE "A"

Schedule of quantities (as per PWD-3) **Page No: 23**

SCHEDULE "B"

Schedule of materials to be issued to the contractor.

S.No.	Description of item	Quantity	Rates in figures & Words at which the material will be Charged to the contractor	Place of issue
1	2	3	4	5
	….NIL…			

SCHEDULE"C"

Tools and plants to be hired to the contractor

S.No.	Description	Hire charges per day	Place of Issue
1	2	3	4
	….NIL…		

SCHEDULE „D"

Extra schedule for specific requirements/document for the work, if any.

….NIL…

SCHEDULE „E"

Reference to General Conditions of contract: **GCC Construction Works 2023 modified /amended upto last date of submission of bid**.

Name of Work: - C/O Additional Infrastructure at IISc Campus, Bengaluru.
SH: *Providing watch and ward arrangements to site office at B-9 IISC campus , Bangalore during 2026-27.*

Estimated cost of work : *Rs* 5,75,069 /-

(i) Earnest Money Deposit : Rs. 11,500/-

(ii) Performance Guarantee : 5% of tendered value

(iii) Security Deposit : 2.5% of tendered value

SCHEDULE 'F'

(GENERAL RULES & DIRECTIONS):

Officer inviting tender: **Assistant Engineer,**
Bangalore Project Sudivision 2/I
CPWD, Bangalore- 560 034.

DEFINITIONS:

2(v)	Engineer-in-Charge	**Assistant Engineer, Bangalore Project Sudivision 2/I CPWD, Bangalore- 560 034.**or his successors thereof.
2(viii)	Accepting Authority	**Assistant Engineer, Bangalore Project Sudivision 2/I CPWD, Bangalore- 560 034.**or his successors thereof.
2(x)	Percentage on cost of materials and Labour to cover all overheads and profits	10%
2(xi)	Standard Schedule of Rates	As per Minimum wages issued by Central Government
2(xii)	Department	Central Public Works Department (CPWD)
9(ii)	Standard CPWD Contract Form GCC 2020, CPWD Form 7 as modified & corrected upto	**CPWD Form 7 & GCC 2020 with Amendments/ Modifications up to last date of submission of Tenders**.

Clause 1

(i)	**Time allowed for submission of Performance Guarantee, either copy of applicable licenses/registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC and BOCW Welfare Board including Provident Fund Code No. if applicable and also ensure the compliance of aforesaid provisions by the sub contractors, if any engaged by the contractor .**	**7 (Seven) days**
(ii)	Maximum allowable extension with late fee @ 0.1% per day of Performance Guarantee amount beyond the period provided in (i) above	**3 (Three) days** with late fee @ 0.1% per day of the PG amount.

Clause 2

a)	Authority for fixing compensation under clause 2	SE and PD, CPWD Bangalore

Clause 2A

Whether Clause 2A shall be applicable	No

Clause 5

Number of days from the date of issue of letter of acceptance for reckoning date of start	**10 (Ten)** days or date of handing over of site whichever is later.

Mile stone(s) as per table given below:-

S.No.	Description of Milestone (Physical)	Time allowed in days(from date of start)	Amount to be with-held in case Of non-achievement of mile stone
1	**NIL**		

Time allowed for execution of work: **Seven (07) Months**

Authority to decide:

(i) Extension of time : **Assistant Engineer, Bangalore Project Sudivision 2/I CPWD, Bangalore** or his successors thereof. (Engineer in Charge or Engineer in Charge of Major Component in case of Composite Contracts, as the case may be)

(ii) Rescheduling of mile stones: **SE And PD, CPWD, Bangalore**.
(Superintending Engineer-in-Charge or Superintending Engineer-in-Charge of Major Component in case of Composite Contracts, as the case may be)

(iii) Shifting of date of start in case of delay in handing over of site :
SE And PD, CPWD, Bangalore.
(Superintending Engineer in Charge or Superintending Engineer in Charge of Major Component in case of Composite Contracts, as the case may be) (Modified vide OMDG/CON/267 dt. 14.05.2013)

Clause 6,

Whether Clause 6 shall be applicable Yes

Clause 7

Gross work to be done together with net payment /adjustment of advances for material collected, if any, Since the last such payment for being eligible to interim payment**.** **Rs 65,000/-**

Clause 7A

Whether Clause 7A shall be applicable **Yes**

No Running Account Bill shall be paid for the work till the applicable labour licenses, registration with EPFO, ESIC and BOCW Welfare Board, whatever applicable as submitted by the contractor to the Engineer-in Charge. (Vide OM No.DG/SE/CM/CON/285 dated 04.06.2015)

Clause 10A

List of testing equipments to be provided by the contractor at site lab : **NIL**

Clause 10B (ii)

Whether Clause 10B(ii) shall be applicable **Not applicable**

Clause 10C

Component of labour expressed as percent of value of work Not applicable

Clause 10CA **Not applicable**

Clause 10CC **Not applicable**

Clause 11

Specifications to be followed For execution of work **CPWD Specification 2019 Vol. I & II with upto date correction slips**

Clause 12 Type of work: **Original work**

Maximum percentage for quantity of items of work to be executed beyond which rates are to be determined : Refer below in accordance with Clauses 12.2, 12.3

12.2 & 12.3	**Deviation limit beyond which clauses 12.2 & 12.3 shall apply**	**100%**
12.5.1(1)	**Deviation limit beyond which clauses 12.2 & 12.3 shall not apply**	**100%**

Clause 16

Competent Authority for Deciding reduced rates. **SE&PD, CPWD,Bangalore**

Clause 18

List of mandatory machinery, tools & plants **NIL**

Clause 19 C

Authority for decide penalty for each default	Executive Engineer & Senior Manager (c) -1, Bangalore , CPWD.

Clause 19 D

Authority for decide penalty for each default	Executive Engineer & Senior Manager (c) -1, Bangalore , CPWD.

Clause 19 G

Authority for decide penalty for each default	Executive Engineer & Senior Manager (c) -1, Bangalore , CPWD.

Clause 19 K

Authority for decide penalty for each default	Executive Engineer & Senior Manager (c) -1, Bangalore , CPWD.

Clause 25

Constitution of Dispute Redressal Committee (DRC)

Conciliator : The Additional Director General, Region Bangalore, CPWD, Bangalore

Arbitrator Appointing Authority : Superintending Engineer and Project Director, CPWD, Bangalore or his successor.

Place of Arbitration : Bengaluru

Clause 36(i)

Requirement of Technical Representative(s) and recovery Rate

Sl. No.	Minimum Qualification of Technical Representative	Discipline	Designation (Principal Technical/ Technical Representative)	Minimum Experience	Number	Rate at which recovery shall be made from the contractor in the event of not fulfilling provision of clause 36((i)
NIL						

Annexure-A

Receipt of deposition of original EMD

(Receipt No. ……#…….. / date ……#……...)
Name of work: **Construction of Additional Infrastructure at IISc Campus, Bengaluru. SH: Providing watch and ward arrangements to site office at B-9 IISc campus , Bangalore during 2026-27** .1. NIT No. **07/AE-2/EE&SM(C) (Bangalore) -1/CPWD/2026-27** 2. Estimated cost : ***Rs* 5,75,069/-** 3. Amount of Earnest Money Deposit**: Rs. 11,500/-** 4. Last date of submission of bid: 26/11/2026 at 16.00 hrs
1. Name of Contractor ……# 2. Form of EMD ……# 3. Amount of Earnest Money Deposit …… # 4. Date of submission of EMD …… #

Signature

Name and Designation of EMD
receiving officer along with Office stamp

To be filled by EMD receiving EE/DDH

(On non-judicial stamp paper of minimum Rs. 100)
(Guarantee offered by Bank to CPWD in connection with the execution of contracts)

Form of Bank Guarantee for Earnest Money Deposit /performance Guarantee/Security Deposit/Mobilization Advance

1. Whereas the Assistant Executive Engineer…… (name of subdivision) CPWD on behalf of the President of India (hereinafter called "The Government") has invited bids under .....(NIT number) ..... dated for..... (name of work) …….. The Government has further agreed to accept irrevocable Bank Guarantee for Rs. ..... (Rupees ……..... only) valid upto .....(date)*..... as **Earnest Money Deposit** from ..... (name and address of contractor) ....., (hereinafter called "the contractor") for compliance of his obligations in accordance with the terms and conditions of the said NIT.

OR**

Whereas the Assistant Executive Engineer…… (name of subdivision) CPWD on behalf of the President of India (hereinafter called "The Government") has entered into an agreement bearing number…… with .....(name and address of the contractor)…….. (hereinafter called "the Contractor") for execution of work…..... (Name of work)..... The Government has further agreed to accept an irrevocable Bank Guarantee for Rs. ..... (Rupees ……..... only) valid upto ..... (date)..... as **Performance Guarantee/security Deposit/Mobilization Advance** from the said Contractor for compliance of his obligations in accordance with the terms and conditions of the agreement.

2. We, ... (indicate the name of the bank) (herein after referred to as "the Bank"), hereby undertake to pay to the Government an amount not exceeding Rs..... (Rupees……..... only) on demand by the Government within 10 days of the demand.
3. We, ... (indicate the name of the Bank) do here by undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the Government stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs..... (Rupees ……..... only).
4. We, ... (indicate the name of the Bank), further undertake to pay the Government any money so demanded notwithstanding any dispute or disputes raised by the contractor in any suit or proceeding pending before any court or Tribunal, our liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the contractor shall have no claim against us for making such payment.
5. We, ...(indicate the name of the Bank) further agree that the Government shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to extend time of performance by the said contractor from time to time or to postpone for any time or from time to time any of the powers exercisable by the Government against the said contractor and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said contractor or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said contractor or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

6. We, ……..... (indicate the name of the Bank) further agree that the Government at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the contractor and notwithstanding any security or other guarantee the Government may have in relation to the Contractor's liabilities.
7. This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor.
8. We, ……..... (indicate the name of the Bank), undertake not to revoke this guarantee except with the consent of the Government in writing.
9. This Bank Guarantee shall be valid up to ……. unless extended or demand by the Government. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. ……. (Rupees ……. only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Date…….

Witnesses:

1. Signature.....
   Name and address

Authorized signatory
Name
Designation
Staff code no.
Bank seal

2. Signature.....
   Name and address

*Date to be worked out on the basis of validity period of 90 days where only financial bids are invited and 180 days for two/three bid system from the date of submission of tender.
**In paragraph 1, strike out the portion not applicable. Bank Guarantee will be made either for earnest money or for performance guarantee/security deposit/mobilization advance, as the case may be.

TERMS AND CONDITIONS

1. The agency shall provide round the clock security services at B No.9 , with in IISC campus Bangalore with requisite security guards on all days including Saturdays, Sundays and National holidays all complete as per the directions issued by the controlling authority of CPWD. For this contract the Assistant Engineer - 2, O/o EE and SM (C)-1, CPWD, Bangalore is the controlling authority.

2. The Agency shall provide round the clock high standard security on a 24 x 7 basis on all the days to safeguard at B No.9 with in IISC campus and the assets therein. The agency shall ensure full security to the premises and its property from pilferages and maintain the standard security norms to protect the above premises from other insecurities.

3. The agency shall ensure proper locking of premises, common area etc. Locking of Offices is not part of scope which will be taken care of individual office authority. In case of any theft, breakage, pilferage of any fixture and/or fittings, furniture, equipment etc., the responsibility shall be of the security personnel and the security personnel shall report the same to the Controlling Authority i.e. the Assistant Engineer -2, O/o EE and SM (C)-1, CPWD, Bangalore immediately.

4. The Agency shall submit bio data along with identity proof, address proof of each security guard duly verified, before commencement of the contract.

5. The contractor shall be responsible for payment of minimum wages to his staff as prescribed by Karnataka State Government or Central Government, whichever is higher, including Provident Fund, Group Insurance, and Medical & other essential facilities and fulfillment of statutory obligations to the staff in accordance with prevailing rules.

6. During surprise checks by any of the authorized officers of Central Public works department, if a particular guard is found negligent/sleeping/drunk on duty/Indulging into abuse of habit forming substances, the agency will have to replace the guard with any other proper and fit person without questioning the decision of the officer concerned of the Department.

7. The agency shall ensure immediate identification and proper handling of any unclaimed suspicious material or goods lying in the premises.

8. The agency shall ensure immediate communication to Controlling Authority for any reportable incidence.

9. The agency shall maintain proper register/log book of security personnel deployed for the contract.

10. The Agency shall provide proper uniforms, identity cards, badges, whistle, lathi, emergency lamps, torch, umbrellas, rain coats etc. to supervisor and guards deployed under the contract.

11. All the security guards posted shall be in sound health.

12. The guards should note down the entry & movement of the vehicles, men & materials. In this regard the complete working methodology to be followed shall be informed to controlling authority and shall be got approved from him for ensuring full security without any undue inconvenience to the CPWD staff. The guards should collect the authority letter/pass/delivery challans issued by the controlling authority or any other officer in-charge designated by him of for the outgoing and incoming materials/items.

13. The Security guards should maintain utmost vigil and shall be on rounds in the duty area allotted at frequent intervals of time. Any shortcomings in this issue will be dealt with seriously and action will be initiated which may include termination of contract.

14. The Security guards should not accept any Registered Post, Speed Post or any signed document from Courier agency on any working day or holidays.

15. The behavior of the deployed manpower by the Agency for the security duty so awarded shall be of decent nature and should cooperate with the officials, visiting guests. In case of report of any compliant on the issue or is found breaching this aspect, the said guard/ supervisor shall be instantly removed from duty by the Agency and the decision of the Controlling Authorities, will be final & binding on the Agency.

16. No accommodation shall be provided to the security guards or supervisor inside the complex. The Agency may arrange suitable accommodation for their stay in nearby area if required so, by the agency.

17. The Agency will be responsible for the conduct of all workers deployed by it and will be legally liable for any harm or loss arising to any person whomsoever, in whatever form, from any misconduct or any act of negligence, omission or commission, whether intentional or otherwise, of the Agency or any of the workers agents and others deployed by the Agency in the course of providing any services stated in this contract, and will bear full responsibility and cost of the same. The CPWD will not be liable for any loss or harm to any person within or outside the IISC campus from any act of omission or commission of any of the workers, agents any others deployed by the Agency in the course of providing any services stated in this contract.

18. The Security staff deputed for the security work in the above said premises shall have no right to the employment or to any claim in the govt.

19. The work shall be executed as per the directions and to the satisfaction of the Controlling officer or his designated officer in charge.

20. No person below the age of 18 years shall be deployed on security work by the Agency.

21. The Agency shall have insurance coverage for their workers and follow all safety measures during the work execution. Any liability occurring during work such as accident, injury, loss of life during performing security duty by any guard etc shall be that of the security Agency only and CPWD will not be responsible in any manner.

22. The contract will be liable for termination by the competent authority if the performance of the Agency is found unsatisfactory at any point of time.

23. During the contract period, the Agency shall make salary & other payments and provide other things in time without waiting for the bill payments passed and paid by CPWD.

24. The Agency shall have its own monitoring system to ensure that the guards are available at the designated points during their working shifts.

25. The Agency shall provide dedicated security guards and any change in the personnel supplied should be made only in very exceptional circumstances. Replacement of security guards should be provided in the event of sickness or in any other circumstances, when the guard is absent. The guards must report to duty strictly for eight hours (in each shift), seven days a week as per the roster or duty schedule to be prepared in this regard. This shall exclude the half hour lunch break, turn by turn.

26. The expenses on uniforms, other accessories, rain - wear etc. shall be borne by the Agency alone.
27. A log sheet, specifying daily reporting and relieving time of security guards, shall be maintained for each guard. The contractor should submit the duly filled in log sheet duly signed by the controlling officer or his designated officer incharge, along with the bill, on monthly basis.

28. The security guards hired should satisfy the following conditions:- (a) Guards should wear the uniform, while on duty, prescribed by the Agency. (b) Guards should have undergone proper training on all security related issues , should be decent and well behaved.

29. The CPWD shall not be liable for any compensation, claim or damages etc. due to any accident, injury or harm to any person deployed by the Agency or death due to accident or otherwise, which may arise out of any circumstances related or unrelated with their duties at CPWD. The CPWD shall be indemnified by the Agency for all such claims.

30. Without prejudice to the preceding term of contract, the Agency will be liable to reimburse the CPWD of any cost or legal liability penalty fine imposed on the CPWD by any authority, because of any misconduct or any act of omission or commission, whether intentional or otherwise, of the Agency or any of the workers deployed by the Agency in the course of providing any services stated in this contract.

31. It shall be the responsibility of the Agency to comply with the provisions of various Labour Laws. The Agency shall faithfully discharge all the liabilities under the labour laws. The Agency shall indemnify the CPWD against the claims arising out of non-fulfilment of obligations by him under the various labour laws.

32. The agency shall comply with all statutory liabilities and obligations of State and Central Government. The CPWD shall not be liable for any contravention/non-compliance on the part of the Agency. Any contravention/noncompliance on the part of the Agency would be construed as a sufficient ground for termination of the contract at the discretion of the CPWD. Not with standing, in the event of the CPWD being imposed with any penalty/fine etc., by any agency/authority due to the noncompliance/contravention on the part of the Agency to any statutory laws/rules/regulations etc., the CPWD reserves the right to recover such fine/penalty etc., from the Agency by way of recovery from the bills raised by the Agency or by any other means.

33. The CPWD may discontinue the contract at any point of time, by giving a notice at least 30 days before the intended date of discontinuation, and will not be liable to any additional charges or compensation payable to the Agency or any other person.

34. Employment Cards must be issued to the employees and their wages must be paid to them on acquaintance roll by 5th day of every month. Before submission of bills by the Agency to CPWD for payment against the jobs carried out by him a certificate will have to be submitted by the Agency of having paid in full to the workers employed by him.

35. The workers employed by the Agency will not be treated as the employees of the CPWD for any purpose whatsoever.

36. The CPWD shall have right to periodical inspection with a view to ensuring strict adherence to deployment of all categories of guards at the designated locations and spots.

37. The agency shall comply with the provision of any Government acts, which relates to the work and to the regulations and laws of any local authorities. The agency shall give all notice required by the said acts, laws etc. and pay all fees payable to such authorities and allow for those contingencies, cost of restorations etc and all other fees payable to the local authorities.

38. The security agency shall maintain daily attendance record of security guards deployed.

39. Income tax , GST and other applicable cesses will be deducted from the bills of contractor as per prevailing as per rule.

40. Contribution of ESIC & EPF should be deposited to the Account of worker and the necessary deduction may be done from their wages as per prevailing rules.

41. Contribution of ESIC & EPF on part of employer shall be reimbursed on actual basis on production of receipt/ challan of contribution.

Contractor(s)Signature
Address & Mobile No.

Assistant Engineer
BPSD2/I, Bangalore.

SCHEDULE OF QUANTITIES

Name of work: Construction of Additional Infrastructure at IISc Campus, Bengaluru . SH: Providing watch and ward arrangements to site office at B-9 IISc campus , Bangalore during 2026-27

.

NIT No.: 07/AE-2/EE&SM(C)(Bangalore)-1/CPWD/2026-27

Item No.	Description of Item	Unit	Qty	Rate	Amount (Rupees)
1	Providing round the clock security to Bungalow 9 and other properties with in the premises of Building of Government premises and its all belongings by deploying neatly dressed security guards in 8 hour's shift including necessary T&P like torch, lathi and uniform etc. complete as per the direction of Engineer-in-charge. (One job means 8 hour's duty) with out arms.	per job	460	1,250.15	5,75,069
				TOTAL	₹ 5,75,069

CONTRACTOR

Assistant Engineer,
BPSD-2/I, CPWD, Bangalore